

MEETING SUMMARY
Henderson County Technical Review Committee
April 4, 2023

The Henderson County Technical Review Committee met at 2:00 p.m. at 100 N King St.

TRC Members Present:

Matt Champion, Zoning Administrator
Toby Linville, Floodplain Administrator
Deb Johnston, Site Development
Kevin Waldrup, County Fire Marshal
Seth Swift, Environmental Health Supervisor
Crystal Lyda, Building Services Director
Chris Todd, Business and Community Development Director
Marcus Jones, County Engineer

TRC Members Not Present:

Samuel Gettleman, MSD
Rusty Darnell, NCDOT
Autumn Radcliff, Planning Director
City of Hendersonville Utilities Department

Chris Todd opened the meeting at 2:00 pm.

Minutes – Chris Todd asked if there were any adjustments to the 3/21/23 meeting summary. No adjustments were made to the summary as presented. Kevin Waldrup motioned to approve the meeting summary. Toby Linville seconded the motion. All voted in favor.

V-23-01 Advent Health

Matt Champion gave an overview of the variance application. The application from Trevor Lee on behalf of Brandon Nunn, CEO Advent Health at 1264 Howard Gap Rd. The subject area included in this variance application includes multiple properties that are listed in the staff report. The applicant has requested to increase the maximum allowable height of a structure in the O&I zoning district requirements within the Land Development Code. The current prescribed maximum height of a structure is 50'. The applicant's request is to increase the maximum height from 50' to 60' for a total of a 10' variance. The applicant has submitted multiple documents to support their variance request. The actual height of the building will be approximately 48' with a 3' tall aperture around the perimeter of the structure. All the mechanical equipment for the building will be located on the roof of the structure. The applicant has requested the variance to enclose the mechanical equipment on the roof by way of a 12' wall. The total height of the structure with the mechanical wall hiding the equipment will be approximately 60'. The adjacent Advent Health Hospital has an overall height of 72' with a 13'8" wall shielding the mechanical equipment. The future structure will contain 4 to 6 operating rooms that requires a large space above the ceilings for all operating room equipment. The increased ceiling height and spacing requirements above the ceilings are the primary reasonings the applicant applied for the variance.

No conditions were recommended by the TRC.

Marcus Jones motioned to forward the variance application to the ZBA. Toby Linville seconded the motion. All voted in favor.

R-2023-03-C Princetonia Dr Multi-Family

Matt Champion gave an overview on the proposed zoning map amendment. Rezoning Application #R-2023-03-C was initiated on February 23, 2023, and requests that the County conditionally rezone approximately 2.7 acres of land from Residential One (R1) to a Conditional District (CD-2023-03). The project contains all of PIN 9587-03-4418 that has direct access to Princetonia Dr. The property is owned

by Robert Francis and Jennie Francis who are also the applicants. The applicant is proposing to add an additional structure with 4 dwelling units. The subject area already contains two existing structures with a total of 13 dwelling units. The development is required to be approved as a conditional rezoning due to the number of multi-family units.

One condition recommended by the TRC was to sprinkle the proposed 4-unit structure.

Marcus Jones moved to forward the zoning map amendment to the Planning Board with the condition as discussed. Kevin Waldrup seconded the motion. All voted in favor.

The meeting was adjourned at 2:11 pm.

Matt Champion